



- Subject Property
- Parcel



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Date: 3/24/2026

PLANNING AND DEVELOPMENT SERVICES



3/27/2026

CUP-26-12

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
316 N Edward Gary Street Suite D**

CUP-26-12 (Sylvia Pizza) Hold a public hearing and consider a request by Greg Zepada, on behalf of Sylvia Pizza, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 316 N Edward Gary Street Suite D. (C. Garrison)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will either approve, approve with conditions, or deny the request. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at a hybrid, virtual / in person, meeting by the Planning and Zoning Commission on **Tuesday, April 14, 2026** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, or by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email planninginfo@sanmarcostx.gov or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission, but wish to comment, you may write to the below address. **All written comments and requests to participate must be received before 12 PM on the day of the meeting.**

For Planning & Zoning Commission

Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For more information regarding this request, contact the case manager, **Craig Garrison**, at **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-26-12**.

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

Property ID	Site Address	Owner	Owner Address	Owner City/ State/ Zip
41470	209 N EDWARD GARY ST, SAN MARCOS, TX 78666	214HUTCHISON LLC	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
41475	230 N LBJ DR, APT #201, SAN MARCOS, TX 78666	230 N LBJ LLC	912 NARANJO DR	GEORGETOWN, TX 78628
41646	318 N LBJ DR, SAN MARCOS, TX 78666	318 HOLDINGS LLC	215 N LBJ DR	SAN MARCOS, TX 78666-5621
41634	320 UNIVERSITY DR, SAN MARCOS, TX 78666	AM PETROLEUM INC	1900 E ANDERSON LN	AUSTIN, TX 78752-1979
41642	202 UNIVERSITY DR, STE #101,103,105, SAN MARCOS, TX 78666	AURELIUS LTD	216 SKIPPING CEDAR ST	SAN MARCOS, TX 78666-3854
41476	232 N LBJ DR, STE #101, SAN MARCOS, TX 78666	CHAD BACCCUS REAL ESTATE II LLC	PO BOX 609	GEORGETOWN, TX 78627
41643	330 N LBJ DR, SAN MARCOS, TX 78666	CJUICE LLC	330 N LBJ DR	SAN MARCOS, TX 78666-5624
41645	328 N LBJ DR, SAN MARCOS, TX 78666	CONDOR RAICES LLC	208 E MIMOSA CIR	SAN MARCOS, TX 78666-3708
41651	308 N LBJ DR, SAN MARCOS, TX 78666	GOMEZ JESSE G & MARTINA	308 N LBJ DR	SAN MARCOS, TX 78666
41451	325 E HOPKINS ST, SAN MARCOS, TX 78666	HART, RONALD K	P O BOX 11	SAN MARCOS, TX 78667-0011
41652	300 N LBJ DR, SAN MARCOS, TX 78666	HARTNETT ENTERPRISES SAN MARCOS LLC	2407 BALLANTRAE DR	COLLEYVILLE, TX 76034-5304
41467	219 E HOPKINS ST, SAN MARCOS, TX 78666	HAYSCO SM LLC	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
41640	313 E HUTCHISON ST, SAN MARCOS, TX 78666	HOUSE OF INK INC	604 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666-4907
41454	221-223-225 CM ALLEN PKWY, SAN MARCOS, TX 78666	ICON PROPERTIES LTD	1801 CHALK ROCK CV	AUSTIN, TX 78735-1733
41650	211/215 E HUTCHISON ST, SAN MARCOS, TX 78666	KEYSTONE REAL ESTATE INVESTMENT TX LLC	18695 PONY EXPRESS DR	PARKER, CO 80134-1564
41649	312 N LBJ DR, SAN MARCOS, TX 78666	KND'S BOUTIQUE LLC	312 N LBJ DR	SAN MARCOS, TX 78666
41472	222 E HUTCHISON ST, SAN MARCOS, TX 78666	MAIT PATTERSON INS AGENCY INC	222 E HUTCHISON ST	SAN MARCOS, TX 78666-5682
41453	314 E HUTCHISON ST, SAN MARCOS, TX 78666	PEGGY JONES PROPERTIES	314 E HUTCHISON ST	SAN MARCOS, TX 78666
41452	217 CM ALLEN PKWY, SAN MARCOS, TX 78666	SAARWA LLC - SERIES A	1171 LAKE ISLAND DR	CANYON LAKE, TX 78133-3254
41471	214 E HUTCHISON ST, SAN MARCOS, TX 78666	SAN MARCOS CITY OF	300 E HOPKINS ST	SAN MARCOS, TX 78666-5717
41455	210 N EDWARD GARY ST, SAN MARCOS, TX 78666	SAN MARCOS TX STUDENT HOUSING LLC	999 SHADY GROVE RD S	MEMPHIS, TN 38120-4130
41647	314-316 N LBJ DR, SAN MARCOS, TX 78666	SERUR JOHN & JUDITH L LIVING TRUST	SERUR JOHN & JUDITH L CO-TRUSTEES	AUSTIN, TX 78737-8856
41644	326 N LBJ DR, SAN MARCOS, TX 78666	SERUR, TERRY W	P O BOX 874	SAN MARCOS, TX 78667-0874
41473	242 LBJ DR, SAN MARCOS, TX 78666	SHYPENN LTD	2686 BLACK BEAR DR	NEW BRAUNFELS, TX 78132-4179
41632	400 UNIVERSITY DR, SAN MARCOS, TX 78666	SM BLOCK 21 LLC	2100 SEVEN WINS DR	AUSTIN, TX 78733-5713
41637	302 UNIVERSITY DR, SAN MARCOS, TX 78666	VILLA PARK	SAYERS FAMILY LTD PARTNERSHIP	AUSTIN, TX 78716-0655
		Samantha Benavides	455 Lindsey St.	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666